



City of El Paso – City Plan Commission Staff Report

Case No: SURW14-00003 Tiger Eye Drive Drainage ROW Vacation
Application Type: Drainage ROW Vacation
CPC Hearing Date: July 17, 2014

Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: South of Tiger Eye and East of Dyer
Acreage: 0.0578 acres
Rep District: 4
Existing Use: Drainage ROW
Existing Zoning: R5 (Residential)
Proposed Zoning: R5 (Residential)

Property Owner: EPWU-PSB
Applicant: EPWU-PSB
Representative: Rudy Valdez, EPWU-PSB

SURROUNDING ZONING AND LAND USE

North: R-5 / Residential Development
South: R-5 / Residential Development
East: R-5 / Residential Development
West: R-5 / Park & Drainage Pond

PLAN EL PASO DESIGNATION: G3, Post War

APPLICATION DESCRIPTION

The applicant is requesting to vacate a portion of the Drainage ROW measuring 2517 square feet in order to sell to abutting owner. The owner of 10669 Onyxstone Street inadvertently encroached into EPWU drainage right of way and has made improvements.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property on June 18, 2014. The Planning Division did not receive any public comments in reference to the proposed vacation.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Tiger Eye Drive Drainage ROW Vacation subject to the following comments and conditions:

Planning Division Recommendation:

Staff recommends **approval**.

City Development Department - Land Development

We have reviewed subject plats and recommend Approval.

Parks and Recreation Department

We have reviewed **Tiger Eye Drive**, a "Drainage" right-of-way vacation survey map and offer "No" objections to this proposed "Drainage" right-of-way vacation request.

El Paso Water Utilities

We have reviewed the above referenced subdivision and provide the following comments:

1. EPWU-PSB Planning & Development Section does not object to this proposed vacation.

Water:

2. Within the City Ponding Area, Tract 4, Section 52, Block 80, Township 1, situated south of Tiger Eye Drive and west of the subject property, there is an existing (16) inch diameter raw, un-chlorinated water main (flow line). This main originates from EPWU-PSB Well No. 520, located south of the intersection of Tiger Eye Drive and Jadestone Street. The alignment of this 16-inch diameter flow line is situated south of and parallel to Tiger Eye Drive and it is located approximately 220-feet south of Tiger Eye Drive. The alignment of this main continues towards the south and the main is located west of and parallel to the Drainage Right-of-Way described by the Desert Aire Replat A. Within this area the main is located within the described City Ponding Area approximately ten (10) feet west of the westernmost boundary line of the described Drainage Right-of-Way. No direct service connections are allowed to this main.
3. Along Tiger Eye Drive fronting the Drainage Right-of-Way described by the Desert Aire Replat A, there is an existing eight (8) inch diameter water main. Along Onyxstone Street South of Tiger Eye Drive, there is an existing eight (8) inch diameter water main.

Sanitary Sewer:

4. Along Tiger Eye Drive fronting the Drainage Right-of-Way described by the Desert Aire Replat A, there is an existing eighteen (18) inch diameter sanitary sewer main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. Along Onyxstone Street South of Tiger Eye Drive, there is an existing eight (8) inch diameter sanitary sewer main.

El Paso Electric Company:

No comments received.

911:

No comments received.

Attachments

1. Location map
2. Aerial map
3. Survey
4. Application

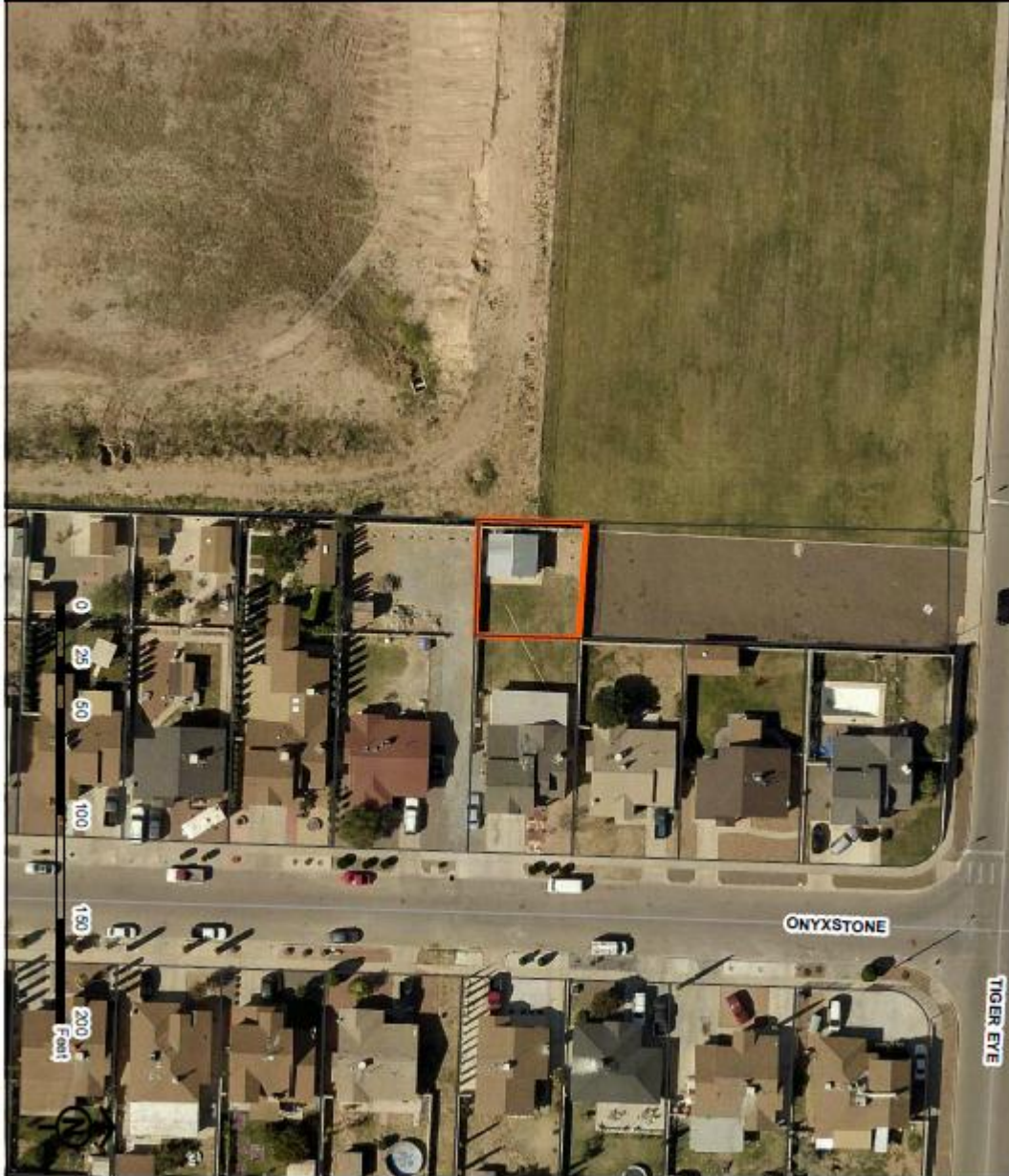
ATTACHMENT 1

Tiger Eye Drive Drainage ROW Vacation

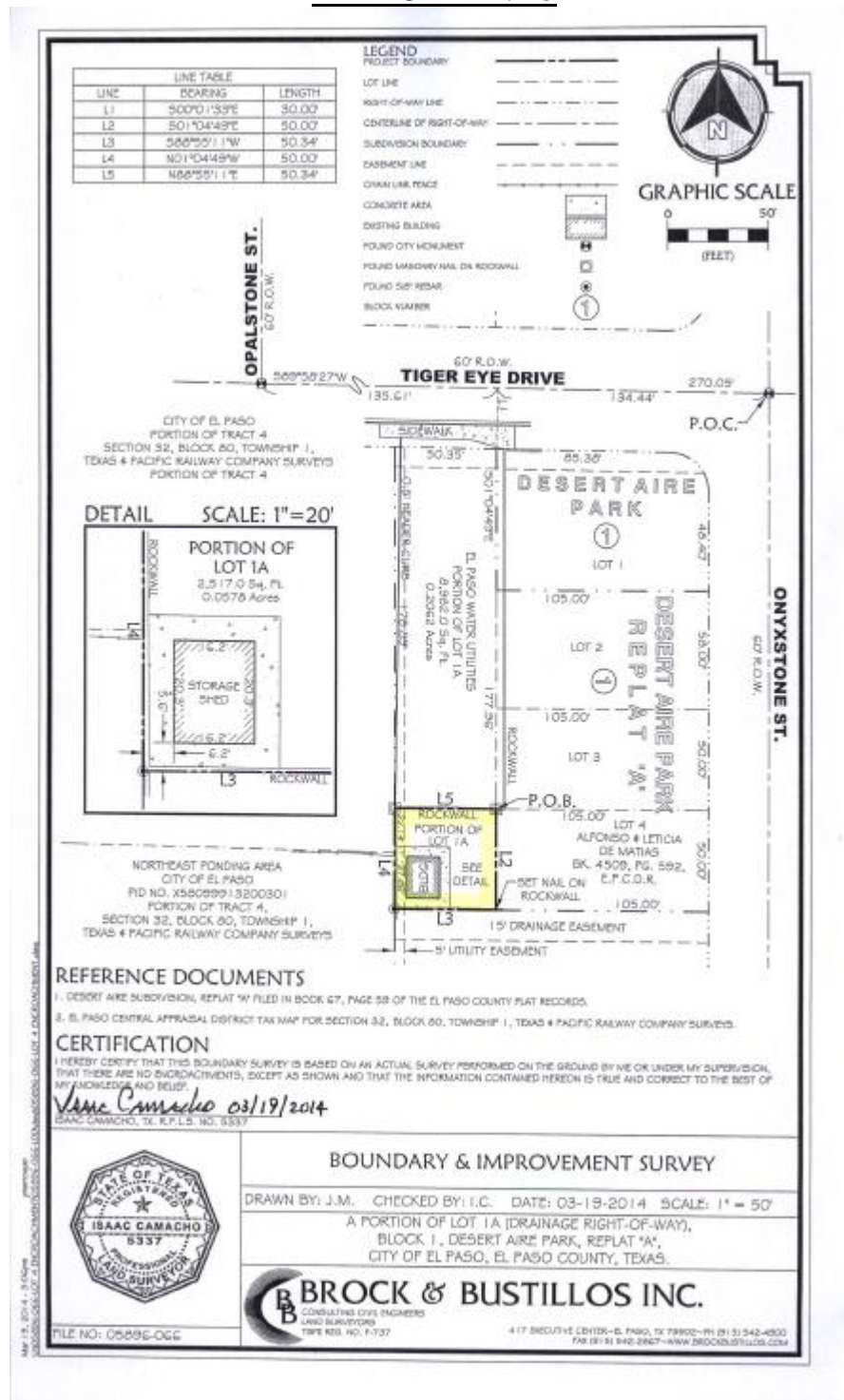


ATTACHMENT 2

Tiger Eye Drive Drainage ROW Vacation




ATTACHMENT 3



ATTACHMENT 4

SUBW14-00003



CITY OF EL PASO, TEXAS
APPLICATION FOR VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY

Date: March 24, 2014 File No. _____

1. APPLICANTS NAME: Public Service Board/El Paso Water Utilities/Stormwater Utility

ADDRESS: 1154 Hawkins ZIP CODE: 79925 TELEPHONE: 594-5590

2. Request is hereby made to vacate the following: (check one)
Street _____ Alley _____ Easement _____ Other ☒ X

Street Name(s) _____ Subdivision Name: Desert Aire Park Replat A

Abutting Blocks: 1 Abutting Lots: 4

3. Reason for vacation request: Need to vacate portion of the Drainage ROW in order to sell to abutting owner.

4. Surface Improvements located in subject property to be vacated:
None _____ Paving _____ Curb & Gutter _____ Power Lines/Poles _____ Fences/Walls _____ Structures _____ Other _____

5. Underground Improvements located in the existing right-of-way:
None _____ Telephone _____ Electric _____ Gas _____ Water _____ Sewer _____ Storm Drain _____ Other _____

6. Future use of the vacated right-of-way:
Yard: ☒ X Parking _____ Expand Building Area _____ Replat with abutting Land _____ Other _____

7. Related Applications which are pending (give name or file number):
Zoning _____ Board of Adjustment _____ Subdivision _____ Building Permits _____ Other _____

8. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (see additional paper if necessary).

Signature	Legal Description	Telephone
<u>EPWU - PSB</u>	<u>Portion of Lot 1A, Block 1, Desert Aire Park Replat A</u>	<u>594-5636</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Vacation. I/We further understand that the fee, if the Vacation is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

CASHIER'S VALIDATION
FEE: \$946.00

EPWU - PSB OWNER SIGNATURE: _____
REPRESENTATIVE: Rudy Valdez, EPWU - PSB - 594-5590

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.